

STATE OF TEXAS §
COUNTIES OF POTTER §
AND RANDALL §
CITY OF AMARILLO §

On the 9th day of November 2015, the Amarillo Planning and Zoning Commission met in a work session in Room 206, second floor of City Hall, at 2:45 PM to review agenda items, then convened in regular session at 3:00 PM in the City Council Chamber on the third floor of City Hall, 509 East 7th Avenue, Amarillo, Texas, with the following members present:

VOTING MEMBERS	PRESENT	NO. MEETINGS HELD	NO. MEETINGS ATTENDED
David Craig, Chairman	Y	100	81
Dean Bedwell	Y	167	158
Mike Good, Vice-Chairman	N	82	58
Rob Parker	N	35	27
Jessie Phifer	Y	5	3
Mark Rowh	N	35	24
Rick Thomason	Y	5	4

PLANNING DEPARTMENT STAFF: Cris Valverde, Senior Planner
Kelley Shaw, Planning Director Jan Sanders, Recording Secretary

Chairman Craig opened the meeting, established a quorum and conducted the consideration of the following items in the order presented. Kelley Shaw, Planning Director, read the staff reports, and gave the recommendations for each item.

ITEM 1: Approval of the minutes of the October 26, 2015 meeting

A motion to approve the minutes of the October 26, 2015 meeting was made by Commissioner Thomason, seconded by Commissioner Bedwell, and carried unanimously.

Mr. Shaw requested Item 2 be heard at the end of the agenda.

ITEM 3: P-15-57 King's Place Unit No. 7, an addition to the City of Amarillo, being a replat of portions of Lots 2 and 3, Block 1, King's Place in Section 229, Block 2, AB&M Survey, Randall County, Texas.(1.37 acre) (Vicinity: I-27 & Hillside Rd)
DEVELOPER: Mark Fred
SURVEYOR: J D Davis

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

ITEM 4: P-15-58 River Road Gardens Unit No. 27, an addition to the City of Amarillo, being a replat of a portion of Tract 12, River Road Gardens in Section 161, Block 2, AB&M Survey, Potter County, Texas. (0.724 acres) (Vicinity: Mesquite Ave & River Rd).
DEVELOPER: Susan Kirkes
SURVEYOR: Cindy Beyer

Mr. Shaw stated the plat is not ready for consideration today, but the applicant had submitted a waiver of 30 day action request. This plat will be given a maximum of an additional 60 days before consideration.

ITEM 5: P-15-59 Arrowhead Addition Unit No. 9, being a suburban subdivision to the City of Amarillo, being an unplatted tract of land in Section 149, Block 2, AB&M Survey, Randall County, Texas. (3.25 acres)(Vicinity: Flint St & Jacoda Ave)
DEVELOPER: Stuart Riggs
SURVEYOR: Daryl Furman

Mr. Shaw stated the plat has been reviewed by City departments, meets all requirements for short form processing, requires no action today, and is waiting on the signature of the Assistant City Manager of Development Services.

CARRY OVERS:

ITEM 6: P-15-56 Forest Hill Terrace Unit No. 23.

No action was taken on this plat.

PENDING ITEMS:

ITEMS 7-25: P-11-31 Sundown Acres Unit No. 6, P-12-45 Redstone Addition Unit No. 1, P-12-52 Bownds Industrial Park Unit No. 1, P-13-72 Park Hills Unit No. 2, P-14-25 Arrowhead Addition Unit No. 8, P-14-28 Silverpointe Addition Conceptual Development Plan, P-14-41 Skyline Terrace Unit No. 12, P-14-72 The Colonies Unit No. 59, P-14-75 Madden Addition Unit No. 6, P-14-91 Coulter Acres Unit No. 16, P-14-96 Lonesome Dove Estates Unit No. 7, P-15-07 Canode-Com Park Unit No. 45, P-15-09 Ridgeview Medical Center Unit No. 23, P-15-10 Reed's Unit No. 1, P-15-22 Hillside Terrace Estates Unit No. 24, P-15-38 Tull Addition Unit No. 2, P-15-43 Highland Park Village Unit No. 3, P-15-49 City View Estates Unit No. 16, P-15-55 South Park Unit No. 45.

No action was taken on these plats.

ITEM 2: Z-15-28 rezoning of 11.39 acres of land to change from Agricultural District to General Retail District and a 6.62 acre tract of land to change from Multiple Family District 1 to General Retail District, plus one-half of all bounding streets, alleys, and public ways all in Section 39, Block 9, BS&F Survey, Randall County, Texas.
APPLICANT: Edward Scott

Mr. Shaw explained since four Commissioners are in attendance, and one Commissioner has advised they will need to abstain, a decision cannot be rendered today as a quorum is needed to take action. Mr. Shaw advised Item 2 will need to be tabled until a future Planning and Zoning meeting. Due to the number of citizens attending the meeting, Chairman Craig asked Mr. Shaw to present the staff summary and the Commissioners would listen to citizen comments, but reiterated no action would be taken today.

Mr. Shaw stated Staff feels the request of General Retail (GR) zoning for Tract 1, in and of itself, is appropriate and represents a logical continuation of existing retail zoning along Soncy Rd/Loop 335. Mr. Shaw explained the applicant has changed the request to GR only on the northern portion, and Office District 1 (O1) on the southern half. The request for GR along Hillside is not out of character with the Neighborhood Unit Concept, whereby residential backs up to the GR. What is unusual is residential does not back up to the site, but rather is across the street. However, Staff feels the request to change to O1 is appropriate and recommends approval as presented. Given, surrounding development and zoning patterns, Comprehensive Plan Future Land Use Map recommendations, and similar impacts possible with GR and Multiple-Family District 1 zoning. Staff stated the request for GR zoning was not unreasonable.

Chairman Craig asked if anyone wanted to speak in favor of said request. Muff London, 6006 Tuscany Village, representing the applicant, advised the original plan has always been to have offices, and is open to discussing what type of buffer along Greenways Dr. would help the neighbors. Eddie Scott, 2412 Lipscomb, applicant, stated he hears the concerns of the residents, and feels the request is a proper use for the site that will be beneficial to everyone. Mr. Scott advised he does not want to build an apartment complex on the site, even though it is currently zoned for such. Richard Risley, 6000 Greenways Dr., stated he basically agrees with the proposal as it is much better than an apartment complex. Mr. Risley suggested a fence would help maintain the integrity of the area.

Chairman Craig asked if anyone wanted to speak against said request. Reagan Williams, 6004 Greenways Dr., stated his concerns are there are no clear boundaries between residential and commercial areas, and it could affect the value of his home. Mr. Williams recommended building houses on the East side of Greenways Dr. so homes will not face commercial property. Judy

Williams, 7701 Pineridge Dr., stated no one is opposed to the development of the land, but that commercial property backs up to residential homes. Mrs Williams asked the applicant to create a specific boundary between the two types of zonings. H. C. Moore, 7710 Pebblebrook Dr., also stated he would like a row of homes on the East side of Greenways Dr. to separate commercial and residential.

A motion to table Z-15-28 until the December 7, 2015 Planning & Zoning meeting was made by Commissioner Bedwell, seconded by Commissioner Phifer and passed 3:0:1, with Commissioner Thomason abstaining.

ITEM 26: Public Forum: Time is reserved for any citizen to comment on City zoning or planning concerns; however, the Commission can take no action on any issue raised.

No comments were made.

ITEM 27: Discuss Items for Future Agendas.

No further comments were made and the meeting was adjourned at 3:55 P.M.

Kelley Shaw, Secretary
Planning & Zoning Commission